



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
THURSDAY JUNE 21, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m. NO COMMENT	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. BS</p> <p>APPROVED</p>	<p>VARIANCE PLN18-00214 BERGH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Joseph Bergh for the approval of a variance to the front setback height requirement to allow for the placement of a 6 foot tall fence with 7 foot tall columns and a 10-foot tall gate within the front structural setback, where 3-feet in height would normally be required. The subject property, Assessor's Parcel Number 046-131-058-000, comprises approximately 1.1 acres, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet (or a 1.0 acre min) and is located at 7890 Barton Road, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:10 a.m. BS</p> <p>APPROVED</p>	<p>VARIANCE PLN18-00090 MANCUSO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Anthony and Ronda Mancuso for the approval of a Variance to reduce the side setback (east property line) to 5 feet, where normally 30-feet would be required, to allow for an 1392 sq. ft. three car garage. The subject property, Assessor's Parcel Number 036-012-061-000, comprises approximately 2.4 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 7624 Horseshoe Bar Road, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the proposed construction is an accessory structure. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:20 a.m. BS</p> <p>APPROVED</p>	<p>VARIANCE PLN18-00130 SHERIDAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Five Point Strategies LLC, for the approval of a Variance to the front, rear, and side setback height requirements to allow for a 8-foot tall wood fence, where 3-foot is normally required. The subject property, Assessor's Parcel Number 019-320-011-000, comprises approximately .23 acres, is currently zoned F-B-X-20 AO</p>

	<p>(Farm, combining minimum Building Site of 20 acres combining Airport Overflight) and is located at 4603 Nader Road, in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:30 a.m. BS APPROVED</p>	<p>VARIANCE PLN18-00186 HUTCHISON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Greg and Christy Hutchison, for the approval of a Variance to reduce the front setback to 20-foot edge of road easement, where 35-foot edge of road easement or 60-foot from centerline (whichever is greater) is normally required, for the construction of an attached three car garage, office space, and a second dwelling. The subject property, Assessor's Parcel Number 048-101-075-000, comprises approximately 1.73 acres, is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet) and is located at 8445 Barton Road, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:40 a.m. BS APPROVED</p>	<p>VARIANCE PLN18-00183 SAVIG CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Samuel and Andrea Savig, for the approval of a Variance to reduce the side setback (east property line) to 8-feet, where 20-feet would be normally required, for the construction of a pool house. The subject property, Assessor's Parcel Number 048-101-028-000, comprises approximately 1.2 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 6117 Rockhurst Way, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>

<p>9:50 a.m. BS</p> <p>APPROVED</p>	<p>SUBDIVISION MODIFICATION PLN18-00196 MASSICK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, John Massick, for the approval of a Subdivision Modification to reduce the front setback (north property line) to 18-feet, where 50-feet would be normally required, for the remodel and expansion of the garage and a reduction the front setback (west property line) to 25 feet, where 50-feet would be normally allowed, for an existing detached secondary dwelling. The subject property, Assessor's Parcel Number 071-290-025-000 comprises approximately 5.28 acres, is currently zoned F-B-X-5 (Farm, combining minimum Building Site of 5 acres) and is located at 21600 Dawn Ridge Drive, in the Weimar area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>10:00 a.m. PD</p> <p>APPROVED</p>	<p>VARIANCE PLN18-00131 MELLO LUNA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Mylinh Mello and Luis Luna, for the approval of a Variance to the maximum allowed square footage for residential accessory structures to allow for construction of a 62-foot by 40-foot (2,480 square-foot) detached, single-story pool house/storage building which would result in a total cumulative accessory structure floor area of 3,776 square feet, where normally 3,000 square feet is the maximum allowable floor area for parcels between 2.3 and 4.6 acres. The subject property, Assessor's Parcel Number 036-012-058-000, comprises approximately 3.11 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 7620 Horseshoe Bar Road, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the CEQA Guidelines and Section 18.36.050(E) (Class 3 – New construction of Accessory Structures) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov</p>
<p>10:10 a.m. PD</p> <p>APPROVED</p>	<p>VARIANCE PLN18-00179 SCAGLIOTTI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Randall Scagliotti, for the approval of a Variance to reduce the rear setback requirement of 30 feet from the</p>

	<p>property line to allow a setback of 13-feet from the property line in order to construct a detached 35 foot by 45 foot (3,150 square-foot), two-story garage/storage building. The subject property, Assessor's Parcel Number 032-164-031-000, comprises approximately 7 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 1951 Valley Springs Road, in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures, and Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Patrick Dobbs can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
<p>10:20 a.m. KKC</p> <p>APPROVED</p>	<p>VARIANCE PLN18-00206 CABRAL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Joseph Cabral, for the approval of a modification to a previously-approved Variance to allow an existing agricultural building that is 0 feet from the edge of a private road easement and 47 feet from the centerline of the canal to be converted to living space. The subject property, Assessor's Parcel Number 026-350-056-000, comprises approximately 9.1 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 3275 Sailors Ravine Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305 of the California Environmental Quality Act and Section 18.36.070(A) of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov</p>
<p>10:30 a.m. KKC</p> <p>APPROVED</p>	<p>VARIANCE MODIFICATION PLN18-00215 UITHOVEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Jane Sherman on behalf of the property owners, Craig and Diane Uithoven, for the approval of a modification of a previously-approved Variance to allow for a single-family residence to be located 20 feet from the west front property line where a 50 foot setback is normally required. The applicant is also requesting approval of a Variance to allow for a residential accessory structure to be located in the northeast corner of the parcel 20 feet from the edge of easement of Gregg Way and 20 feet from the side property lines where a setback of 50 feet from edge of easement and a side setback of 30 feet would normally be required. The subject property, Assessor's Parcel Number 076-220-075-000, comprises approximately 3 acres, is currently zoned RS-AG-B-100 AO (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min), and combining Airport</p>

	<p>Overflight) and is located on Gregg Way, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act and Section 18.36.050 (A) of the Placer County Environmental Review Ordinance (Class 3 – New Construction) because the proposed project is a single family residence and residential accessory structure, which are allowed in the Residential Single Family zone district. The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:40 a.m. KKC</p> <p>CONTINUED TO JULY 19, 2018 AT 9:00 A.M.</p>	<p>ADDITIONAL BUILDING SITE PLN17-00103 SANCHEZ MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Albert and Sharon Sanchez, for the approval of an Additional Building Site to legally establish a second existing single-family residence on the project site. The subject property, Assessor's Parcel Number 032-244-070-000, comprises approximately 12.61 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)) and is located at 7543 Old Pear Hill Lane, in the Penryn area. The Parcel Review Committee will also consider adoption of the Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov</p>
<p>10:40 a.m. KKC</p> <p>CONTINUED TO JULY 19, 2018 AT 9:00 A.M.</p>	<p>MINOR LAND DIVISION PLN16-00254 SANCHEZ MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Albert and Sharon Sanchez, for the approval of a Minor Land Division to divide a 12.16-acre parcel into three lots consisting of 6.33 acres (Parcel 1), 3.48 acres (Parcel 2) and 2.35 acres (Parcel 3). The subject property, Assessor's Parcel Number 032-244-070-000, comprises approximately 12.16 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)) and is located at 7543 Old Pear Hill Lane, in the Penryn area. The Parcel Review Committee will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov</p>
<p>10:50 a.m. KKC</p> <p>APPROVED</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME PMLD 20060259 CANYON CREEK PROPERTIES CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to</p>

	<p>consider a request from the property owner, Canyon Creek Properties for the approval of a Minor Land Division Extension of Time to divide a 42.5-acre parcel into four parcels consisting of 11.11 acres (Parcel 1), 10.64 acres (Parcel 2), 10.13 acres (Parcel 3), and 10.61 acres (Parcel 4). The Extension of Time would provide an additional two years for the completion of required improvements and recordation of the Final Map. The subject property, Assessor's Parcel Number 063-081-091-000, comprises approximately 42.3 acres, is currently zoned RF-MR (Residential Forest, combining Mineral Reserve) and is located at 650 Canyon Creek Road, in the Dutch Flat area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Kally Keding-Cecil can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>10:55 a.m. PD APPROVED</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME PMLD 20040023 PEZANOSKI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Linda Pezanoski, for the approval of an Extension of Time to extend the expiration date of the Pezanoski Minor Land Division to May 5, 2020. The approved minor land division would divide the 9.32 acre parcel into two resultant parcels consisting of 4.60 acres and 4.72 acres. The Extension of Time would provide two additional years for the completion of required improvements and recordation of a Final Map. The subject property, Assessor's Parcel Number 031-370-016-000, comprises approximately 9.32 acres, is currently zoned F-4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 2250 Krag Lane, in the Auburn area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the California Environmental Quality Act Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor Land Divisions). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
<p>11:00 a.m. PRC APPROVED</p>	<p>CERTIFICATE OF COMPLIANCE PLN18-00182 SCHOEN SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER County review of the history of Assessor's Parcel Number 035-163-063-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located on Itchy Acres Road in the Granite Bay area.</p>
<p>11:05 a.m. PRC APPROVED</p>	<p>CERTIFICATE OF COMPLIANCE PLN18-00192 PADBURY SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER County Review of the history of Assessor's Parcel Number 035-120-012-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building</p>

	Site of 4.6 acres) and is located at 7075 Sierra Ponds Lane in the Granite Bay area.
11:10 a.m. MJ APPROVED	CERTIFICATE OF COMPLIANCE PLN18-00075 BRONSON SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY County review of the history of Assessor's Parcel Number 054-181-018-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is zoned RM-DL 10 (Residential Multi-Family, combining a Density Limitation of 10 dwelling units per acre) and is located at 13310 Lincoln Way in the Auburn area.
11:15 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT PLN18-00070 DAVYDENKO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER Minor Boundary Line Adjustment to Assessor's Parcel Number 046-090-054-000 to reconfigure the subject parcel. The property is zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located at 4325 Cavitt Stallman Road in the Granite Bay area.